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Cook County Recorder 29.50

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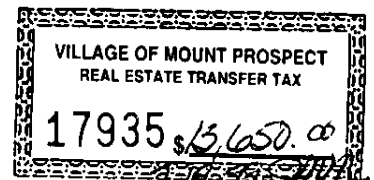
SPECIAL WARRANTY DEED

This Indenture, made this 14th day of July, 1999, between **MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY** a corporation created and existing under and by virtue of the laws of the State of Massachusetts and duly authorized to transact business in the State of Illinois, party of the first part, and **800 BIERMANN, L.L.C.**, a Delaware limited liability company, c/o Amerimar Biermann Management Co., Inc., 210 West Rittenhouse Square, Suite 1900, Philadelphia, Pennsylvania 19103, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by the party of the second part, the receipt of which is hereby acknowledged, and pursuant to authority of the Investment Committee of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the party of the second part, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit: See Exhibit A.

Together with all and singular hereditaments and appurtenances belonging thereunto, or in anyway appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of

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the first part, either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises as described above, with the appurtenances, unto the party of the second part, forever.

And the party of the first part, for itself and its successors, does covenant, promise and agree to and with the party of the second part and its successors that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

See Exhibit B.

IN WITNESS WHEREOF, said party of the first part's agent has caused this indenture to be executed as of the day and year first above written.

MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY, a Massachusetts corporation

By: Cornerstone Real Estate Advisers, Inc., its agent

By: Steven P. Wallace

Name: Steven P. Wallace

Title: Managing Director

FP 326670
0227500
REAL ESTATE TRANSFER TAX

0000003300



STATE OF ILLINOIS



JUL. 20. 99

COOK COUNTY

0000001699

REAL ESTATE TRANSFER TAX
0455000
FP 326660

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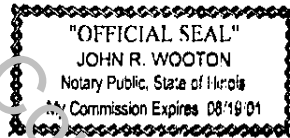
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STATE OF Illinois)
)SS.
COUNTY OF Cook)

I John R. Wooton do hereby certify that Steven P. Wallace personally known to me to be the Managing Director of CORNERSTONE REAL ESTATE ADVISERS, INC., a Massachusetts corporation, agent for MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY, a Massachusetts corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Managing Director (~~she~~) (he) signed and delivered the said instrument pursuant to authority, given by the said corporation as agent for Massachusetts Mutual Life Insurance Company and as (his) (~~her~~) free and voluntary act for the uses and purposes therein set forth. Given under my hand and seal this 20 day of July, 1999.

John R. Wooton
Notary Public

My Commission Expires:

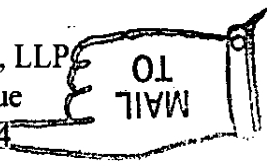


This Instrument Prepared by:

Grace Poe, Esq.
Rudnick & Wolfe
203 North LaSalle Street, 18th Floor
Chicago, Illinois 60606

After Recording Return to:

Terri Adler, Esq.
Duval & Stachenfeld, LLP
405 Lexington Avenue
New York, NY 10174



Send Subsequent Tax Bills to:

800 Biermann, L.L.C.
c/o Amerimar Biermann Management Co., Inc.
210 West Rittenhouse Square
Suite 1900
Philadelphia, PA 19103

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EXHIBIT A

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LOT 1 IN KENSINGTON CENTER RESUBDIVISION 1 OF LOT 7 IN KENSINGTON CENTER, PHASE ONE, AND LOTS 1, 4 AND 5 IN KENSINGTON CENTER PHASE TWO, BEING A SUBDIVISION IN PART OF THE NORTH WEST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SUBDIVISION RECORDED OCTOBER 2, 1979 AS DOCUMENT NUMBER 25173362 AND JUNE 2, 1980 AS DOCUMENT NUMBER 25472808, RESPECTIVELY, AND SAID SUBDIVISION BEING RECORDED NOVEMBER 25, 1980 AS DOCUMENT NUMBER 25681628, IN COOK COUNTY, ILLINOIS.

PROPERTY: 500 BIERMANN COURT
ADDRESS: MD. PROSPECT, IL

P.I.N. 03-35-014-005

EXHIBIT B

1. General taxes not yet due and payable for the years 1998, 1999 and subsequent years.
2. Information and disclosures contained in environmental disclosure document for transfer of real property recorded April 24, 1990 as document 90187089.
3. Information and disclosures contained in environmental disclosure document for transfer of real property recorded February 5, 1990 as document 90059434.
4. Building set back line of 40 feet along the north line of the land as depicted on the Plat of Kensington Center Resubdivision I recorded November 25, 1980 as document 25681628.
5. Easements for public utilities and drainage as depicted on the Plat of Kensington Center Resubdivision I recorded November 25, 1980 as document 25681628.
6. Reservation of easement contained in deed dated February 10, 1979 and recorded March 22, 1979 as document 24868892, in favor of Northern Illinois Gas Company for the installation, maintenance, use, repair, removal or alteration within the reserved easement parcel of one or more sub-surface pipelines together with necessary or convenient appurtenances thereto, for distribution, transmission or transportation of any substance or commodity.
7. Declaration of industrial standards and protective covenants made by Rauenhorst Corporation, dated June 23, 1981 and recorded June 25, 1981 as document 25918974 relating to: definition of terms, permitted uses, performance standards, off-street parking and loading, landscaping, outside storage and maintenance, signs and advertising space, plans and buildings, underground electrical facilities, easements and enforcement.
8. Reservation to create an association or associations and/or special services district or districts of property owners in Kensington Center as contained in the deed from Rauenhorst Corporation to John Hancock Mutual Life Insurance Company recorded July 21, 1981 as document 25943892.